

SB0513



95TH GENERAL ASSEMBLY

State of Illinois

2007 and 2008

SB0513

Introduced 2/8/2007, by Sen. Terry Link

SYNOPSIS AS INTRODUCED:

55 ILCS 5/5-1043

from Ch. 34, par. 5-1043

Amends the Counties Code. In a Section concerning water and sanitary facilities, provides that, in an unincorporated area of Lake County, any property or subdivision zoned for single family residential use on May 4, 2006 and located within 500 feet of a public sanitary sewer system shall have access to and the use of the sanitary sewer system.

LRB095 10823 HLH 31083 b

FISCAL NOTE ACT
MAY APPLY

STATE MANDATES
ACT MAY REQUIRE
REIMBURSEMENT

A BILL FOR

1 AN ACT concerning local government.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Counties Code is amended by changing Section
5 5-1043 as follows:

6 (55 ILCS 5/5-1043) (from Ch. 34, par. 5-1043)

7 Sec. 5-1043. Water and sanitary facilities.

8 (a) Whenever a county resolution or ordinance requires the
9 installation of water mains, sanitary sewers, drains, or other
10 facilities for sewers and drains, the construction of any
11 roadways or the installation of any traffic signals or other
12 traffic related improvements as a condition precedent to the
13 approval of a preliminary or final subdivision or plat
14 described in Section 5-1042, or a preliminary or final planned
15 unit development plan and where, in the opinion of the county
16 board such facilities, roadways or improvements may be used for
17 the benefit of property not in the subdivision or planned unit
18 development, and the water mains, sanitary sewers, drains or
19 other such facilities, or such roadways or improvements are to
20 be dedicated to the public, the county board may, by contract
21 with the subdivider, agree to reimburse and may reimburse the
22 subdivider for a portion of the cost of such facilities,
23 roadways and improvements. The county board may also, by

1 contract with the subdivider, agree to share the cost of
2 installing required facilities. The county board may in either
3 case recover the cost of those facilities from fees charged to
4 owners of property not within the subdivision, or planned unit
5 development when and as collected from such owners. Such
6 contract shall describe the property outside the subdivision or
7 planned unit development which may reasonably be expected to
8 benefit from the facilities, roadways or improvements which are
9 required to be constructed under the contract and shall specify
10 the amount or proportion of the cost of such facilities,
11 roadways or improvements which is to be incurred primarily for
12 the benefit of that property. Such contract shall provide that
13 the county shall collect such fees charged to owners of
14 property not within the subdivision or planned unit development
15 at any time prior to the connection to and use of the said
16 facilities, roadways or improvements by the respective
17 properties of each owner. Such contract may provide for the
18 payment to the subdivider of a reasonable amount of interest on
19 the amount expended by the subdivider in completing such
20 facilities, roadways and improvements, with said interest to be
21 calculated from and after the date of completion of such
22 facilities, roadways and improvements.

23 (b) In an unincorporated area of Lake County, any property
24 or subdivision zoned for single family residential use on May
25 4, 2006 and located within 500 feet of a public sanitary sewer
26 system shall have access to and the use of the sanitary sewer

1 system.

2 (Source: P.A. 86-962; 86-1463.)